

# RECORD OF SURVEY

BEING A SURVEY OF A PORTION OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

MOLLENHAUER, HIGASHI & MOORE, INC. JULY, 1986

### RECORDER'S STATEMENT:

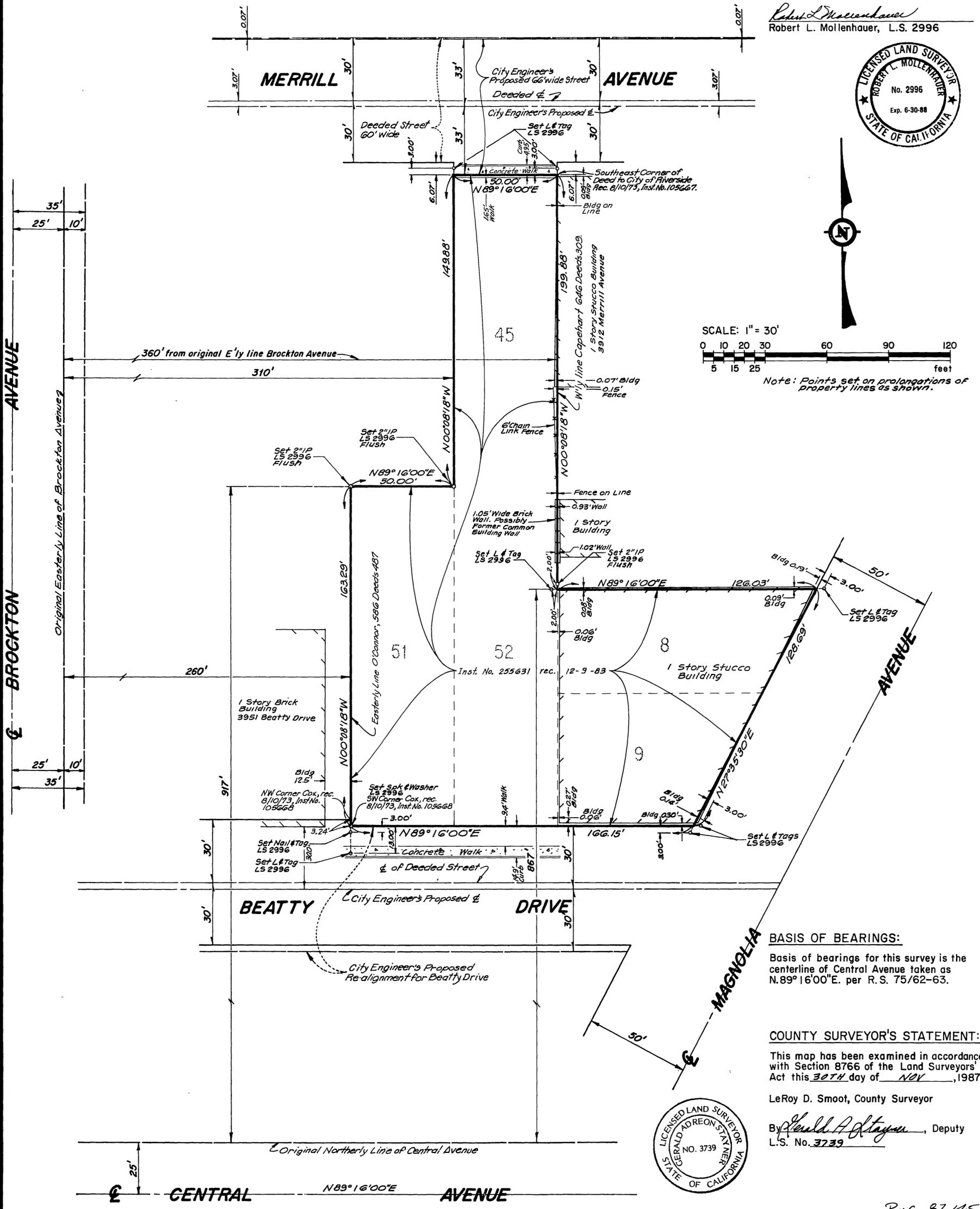
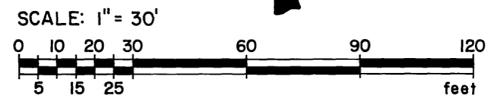
Filed this 14 day of DECEMBER, 1987, at 11:00 A.M. in Book 79 of Records of Survey, at Pages 5176 at the request of the County Surveyor.

Fee 48.00  
No. 340569  
William E. Conerly, County Recorder  
By Santa Ragan, Deputy

### SURVEYOR'S STATEMENT:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors' Act, at the request of American Savings & Loan Association in July, 1986.

Robert L. Mollenhauer  
Robert L. Mollenhauer, L.S. 2996



### BASIS OF BEARINGS:

Basis of bearings for this survey is the centerline of Central Avenue taken as N.89°16'00"E. per R.S. 75/62-63.

### COUNTY SURVEYOR'S STATEMENT:

This map has been examined in accordance with Section 8766 of the Land Surveyors' Act this 30TH day of NOV, 1987.

LeRoy D. Smoot, County Surveyor  
By Donald A. Altman, Deputy  
L.S. No. 3739



Riv.G. 87-145

City Copy

92128

# RECORD OF SURVEY

MOLLENHAUER, HIGASHI & MOORE, INC. JULY, 1986

### SURVEYORS' NOTES

The boundary lines shown on this survey may not be the title lines.

The area between Magnolia and Brockton lying northerly of Central Avenue has been referred to by the Riverside City Engineer's staff as the Riverside Triangle and has become known to those working with land lines as a prime trouble area in that City.

The particular area of concern is shown on Record of Survey, Book 9, Page 58 and identifies the problem area as (Magnolia Gardens an unrecorded subdivision). Most of the properties in the area apparently have been deeded through the use of metes and bounds legal descriptions.

According to the City Engineer's staff, confusion has resulted from partial acceptance of the data on the Record of Survey and partial use of metes and bounds legals, with the metes and bounds legals being further clouded by widenings to the east side of Brockton and the north side of Central. Some documentation refers to the easterly line of Brockton as originally created, whereas other descriptions refer only to the easterly line of Brockton. Brockton was widened ten feet in 1921, and all descriptions written after that date which refer to the east line of Brockton (without qualification as to the original east line) should be interpreted as referring to the present east line.

Both Merrill and Beatty were created by deeds to the City of Riverside and are tied with deed calls to the centerline of Central Avenue.

The legal description furnished for this survey is that in Inst. No. 255631, dated December 9, 1983. Recorded documents listed hereon were also consulted during the course of the survey and have confirmed the statements of City Engineer's staff regarding confusion in legal descriptions in the area.

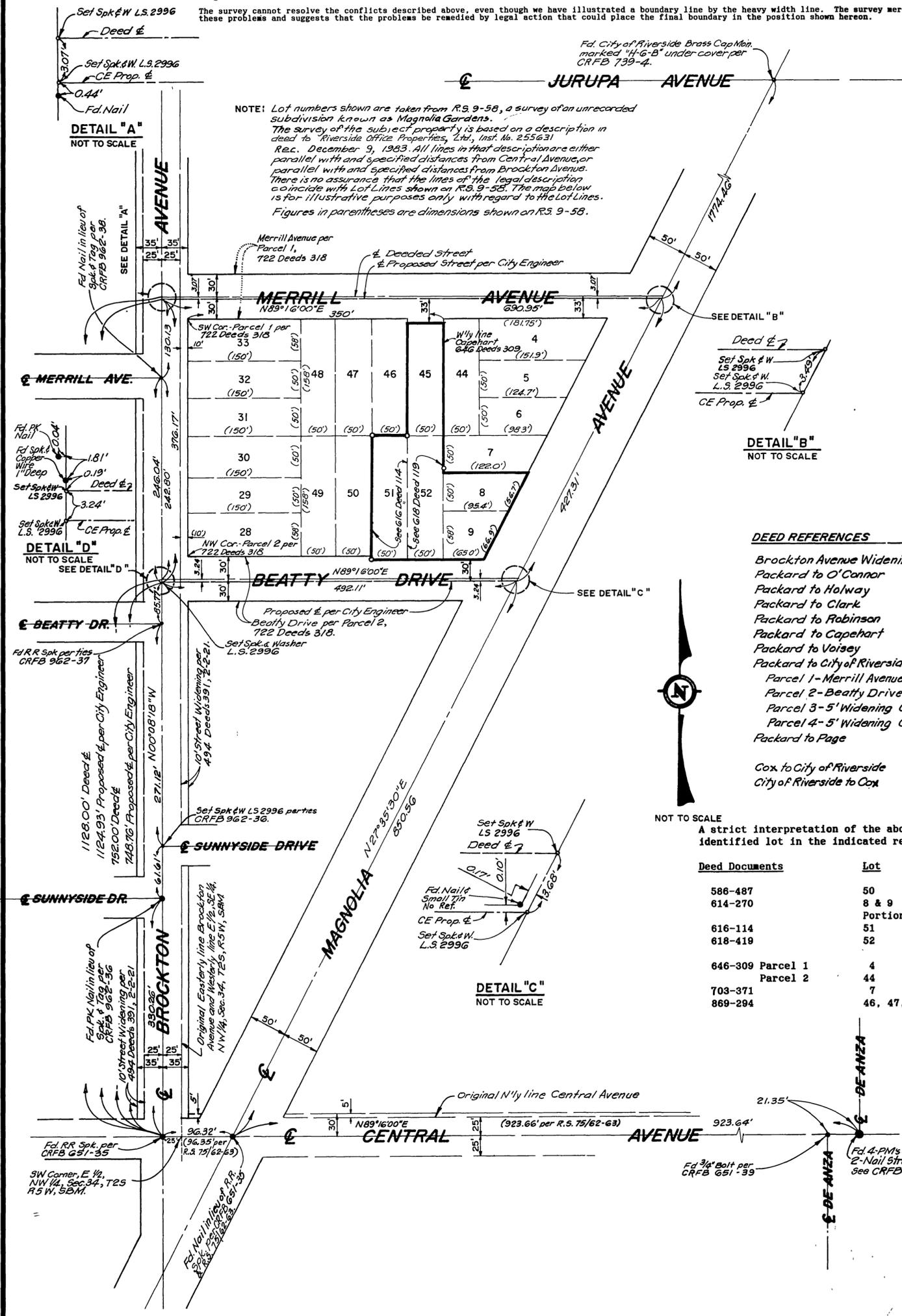
The description for the most westerly line of the subject site uses the call "easterly line of Brockton as originally created". The other two north-south boundary lines call only for the "east line of Brockton". This survey interprets all calls to be from the original easterly line of Brockton. If the contrary, strict interpretation, were to be used, the boundary lines at right angles to Merrill Avenue would move ten feet easterly and would be ten feet at odds with occupation.

The five foot widening of Central Avenue, which was recorded in 722 Deeds 518 in January, 1929, has lent confusion to some east-west lines within this area. The description for the Beatty frontage in Inst. No. 255631 refers to a line "distant 754 feet northerly at right angles" from the northerly line of Central Avenue, whereas other legals for parcels that are now a part of the subject site use a call for 759 feet. If the 759 is applied to the original north line, and the 754 feet to the north line of the five foot widening, then the line becomes one and the same. Since the descriptions do not specify which north line of Central Ave. controls, the boundary location is unclear. However, the present line of Beatty for this site is fixed by the exchange of deeds on August 10, 1973, whereby Riverside gave to Cox a strip of land that was a part of Beatty as originally deeded to the City and Cox gave to the City a strip of land for the widening of Merrill. The two east-west property lines which are not street frontages of this site have been interpreted with legal descriptions being applied to the original north line of Central Avenue. To do otherwise would place these lines at odds with occupation.

The survey cannot resolve the conflicts described above, even though we have illustrated a boundary line by the heavy width line. The survey merely identifies these problems and suggests that the problems be remedied by legal action that could place the final boundary in the position shown hereon.

Fd. City of Riverside Brass Cap Nail, marked "H-G-B" under cover per CRFB 739-4.

NOTE: Lot numbers shown are taken from R.S. 9-58, a survey of an unrecorded subdivision known as Magnolia Gardens. The survey of the subject property is based on a description in deed to Riverside Office Properties, Ltd., Inst. No. 255631, Rec. December 9, 1983. All lines in that description are either parallel with and specified distances from Central Avenue, or parallel with and specified distances from Brockton Avenue. There is no assurance that the lines of the legal description coincide with Lot Lines shown on R.S. 9-58. The map below is for illustrative purposes only with regard to the Lot Lines. Figures in parentheses are dimensions shown on R.S. 9-58.



DETAIL "A" NOT TO SCALE

DETAIL "D" NOT TO SCALE

DETAIL "B" NOT TO SCALE

DETAIL "C" NOT TO SCALE

### DEED REFERENCES

Brockton Avenue Widening	494 Deeds 391	2-2-21
Packard to O'Connor	586 Deeds 487	9-13-23
Packard to Holway	614 Deeds 270	8-29-24
Packard to Clark	616 Deeds 114	9-4-24
Packard to Robinson	618 Deeds 419	10-15-24
Packard to Capehart	646 Deeds 309	7-10-25
Packard to Voisey	703 Deeds 370	2-9-27
Packard to City of Riverside	722 Deeds 318	1-4-29
Parcel 1 - Merrill Avenue - Brockton to Magnolia		
Parcel 2 - Beatty Drive - Brockton to Magnolia		
Parcel 3 - 5' Widening Central - Brockton to Magnolia		
Parcel 4 - 5' Widening Central - East of Magnolia		
Packard to Page	869 Deeds 294	7-24-30
Cox to City of Riverside	Inst. No. 105667	8-10-73
City of Riverside to Cox	Inst. No. 105668	8-10-73

NOT TO SCALE

A strict interpretation of the above documents would place the lines of the identified lot in the indicated relationship to the lines shown hereon.

Deed Documents	Lot	Would be Located
586-487	50	2 feet northerly, 10 feet easterly
614-270	8 & 9	2 feet northerly
	Portion of 52	
616-114	51	2 feet northerly, 10 feet easterly
618-419	52	2 feet northerly, 10 feet easterly (and 41 feet wide)
646-309 Parcel 1	4	2 feet northerly, 10 feet easterly
Parcel 2	44	2 feet northerly, 5 feet westerly
703-371	7	2 feet northerly, 5 feet westerly
869-294	46, 47, 48	2 feet northerly